



Official Plan Amendment No. 2 to the 2024 Township of Clearview Official Plan

Applicant:	Innovative Planning Solutions Inc.
Owner:	Region of Huronia (McGillivray Holdings Inc.) c/o Clarence McGillivray
Municipal Address:	10367 County Road 10
Legal Description:	Concession 4 South 1/2 Lot 21 ESR, formerly Sunnidale
ARN:	432904000217600
File No.:	2024-035
Staff Report No.:	PB-002-2025
Completeness Date:	May 24, 2024
Public Meeting Date:	June 26, 2024
Township Adoption Date:	February 24, 2025
Adopting By-law:	25-16

Basis of the Amendment

The 2024 Township of Clearview Official Plan has been adopted by the Township of Clearview Council (May 27, 2024), approved by the County of Simcoe (November 26, 2024), and the last date of appeal being December 18, 2024. Section 17(38) of the Planning Act states that the plan or part of the plan that is not the subject of an appeal comes into effect on the day after the last day for filing a notice of appeal. This Official Plan Amendment is deemed to apply to the 2024 Township of Clearview Official Plan (OP2024) as OPA No. 2.

The applicant has submitted an Official Plan Amendment and Zoning By-law Amendment applications, and various technical studies in support of the proposed amendments. Prior to the amendment the lands were designated and 'Agricultural', 'Greenland - Wetland Areas', 'Greenland - Hazard Land Areas', 'Greenland - Natural Heritage Areas' and 'Waste Management Industrial' in OP2024.

The basis of this Amendment is contained in Staff Report PB-002-2025, as adopted by Council on February 24, 2025. The applicant, McGillivray Holdings Inc. (Region of Huronia) has requested an amendment to the Township of Clearview Official Plan to bring the designation in line with the existing use and to facilitate the expansion of the existing transfer storage lagoons and permit the refinement of the schedule for the 'Greenland-Natural Heritage Areas', designations on the subject lands.

The subject property is located east of the settlement area of New Lowell. The lands are east of the intersection of County Road 9 and County Road 10, New Lowell.

The applications and supporting documentation have been reviewed and the amendment is consistent with the Provincial Planning Statement, and conforms to Provincial Plans, County of Simcoe Official Plan, and Township of Clearview 2024 Official Plan. The applications have been circulated to the public, internal departments, and prescribed agencies. A public meeting pursuant to the Planning Act was held on June 26, 2024.

The Official Plan Amendment shall be deemed to have come into force on the day it was passed, if no notice of appeal is filed pursuant to the provisions of the Planning Act. Notwithstanding this adoption, the County of Simcoe is the approval authority for this amendment.

The Amendment

Purpose & Effect

The purpose of the Official Plan Amendment (OPA) is to amend the land use designations on portions of the subject lands. The amendment also refines the schedules pertaining to the environmental features of the lands.

- OPA No. 2 (OP2024)

- Amends s. 13.6 Area 6: Southeast Clearview to include 'Specific ~~ial~~ Policy Area 13.6.1', to permit the expansion of a transfer storage lagoons and accessory uses as a non-agricultural use, and;
- Amends applicable Schedules to the Official [Plan](#) to reflect the land use designations on the subject lands.

The effect of the amendment is to facilitate the expansion of an existing Transfer Storage Lagoon operation, including 10 new lagoons, a 'Hauled Sewage Receiving Area' building, operations shop, and other accessory uses and buildings.

OPA No. 2 to the Clearview 2024 Official Plan

The Amendment consisting of the text and schedule referred to under "Item 1 and Item 2" below constitutes Amendment No. 2 to the Official Plan of the Township of Clearview.

Item 1: Schedule Changes

- a) That the lands be added to ~~Specific~~ Policy Area 6 (13.6.1) in 'Schedule SP-6';
- b) That the lands be added as a Private Waste Management Facility to the Waste Management Sites in 'Schedule F', and that the appropriate ~~D-4~~ Assessment Area applies;
- c) That the subject lands as shown in 'Schedule A', which is attached hereto and forms part of this amendment, re-designates the lands and amends Schedule 'B' of OP2024, more particularly described in Schedule 'B-8' the Land Use Plan for New Lowell, are redesignated as follows:

Description Of Area	Original Designation	Amended Designation
Transfer Storage Lagoon	'Greenland - Natural Heritage Areas' <u>and</u> <u>'Agricultural'</u>	'Waste Management Industrial' <u>'Agricultural - Exception'</u>
Transfer Storage Lagoon	'Agricultural'	'Waste Management Industrial'
Agricultural Fields	'Greenland - Natural Heritage Areas' <u>and</u> <u>'Agricultural'</u>	'Agricultural - Exception'
Special Liquid Waste Storage and Transfer (OPA 5 2001)	'Waste Management Industrial'	'Agricultural <u>-</u> <u>Exception'</u>

Item 2: Altered Policy Wording as ~~'Special~~Specific Policy 13.6.1'

- a) That Section 13.6 Area 6: Southeast Clearview be amended to include a new subsection ~~'Special~~Specific Policy Area 13.6.1' as follows:

"13.6.1 Region of Huronia Lands

The lands ~~designated-identified~~ as **"~~Special~~ Specific Policy Area 13.6.1"** on Schedule SP-6 to this Official Plan, being those lands described legally as Concession 4 South ½ Lot 21 ESR (former Sunnidale), and known municipally as 10367 County Road 10, as shown on 'Schedule B' attached hereto, ~~referred to in this section as the "subject lands"~~, shall be subject to the following

policies special provisions, in addition to all other applicable policies of this Official Plan:

~~1. Notwithstanding any policies of this Official Plan, to the contrary, on the subject lands, a Transfer Storage Lagoon in the Waste Management Industrial designation and Accessory Uses to a Transfer Storage Lagoon in the Agricultural designation shall be permitted as a Non-Agricultural use.~~

1. In the Agricultural-Exception designation, the following uses are permitted as non-agricultural uses:

a. A Transfer Storage Lagoon consisting of nineteen storage ponds on the east side of Coates Creek.

b. Accessory uses in conjunction with the Transfer Storage Lagoon including:

i. Hauled Sewage Receiving Station

ii. Operations Shop

iii. Outdoor Equipment Storage and Truck Parking

iv. Fuel Storage

~~1.2.~~ The cumulative area of the lot that may be occupied by all buildings and structures accessory to the transfer storage lagoons shall not exceed approximately 5% of the lands subject to this Specific Policy Area.

~~2.3.~~ The policies of this section shall be implemented through the preparation of implementing zoning criteria which, in addition to the above, shall include a definition of Transfer Storage Lagoon and the size/area of the above accessory uses.

Attachments


Schedule 'A' Map illustrating amended land use designations for Official Plan Amendment No. 2 to the Township of Clearview 2024 Official Plan

[Schedule 'B' Map illustrating amended Specific Policy Area Schedule SP-6 for Official Plan Amendment No. 2 to the Township of Clearview 2024 Official Plan](#)

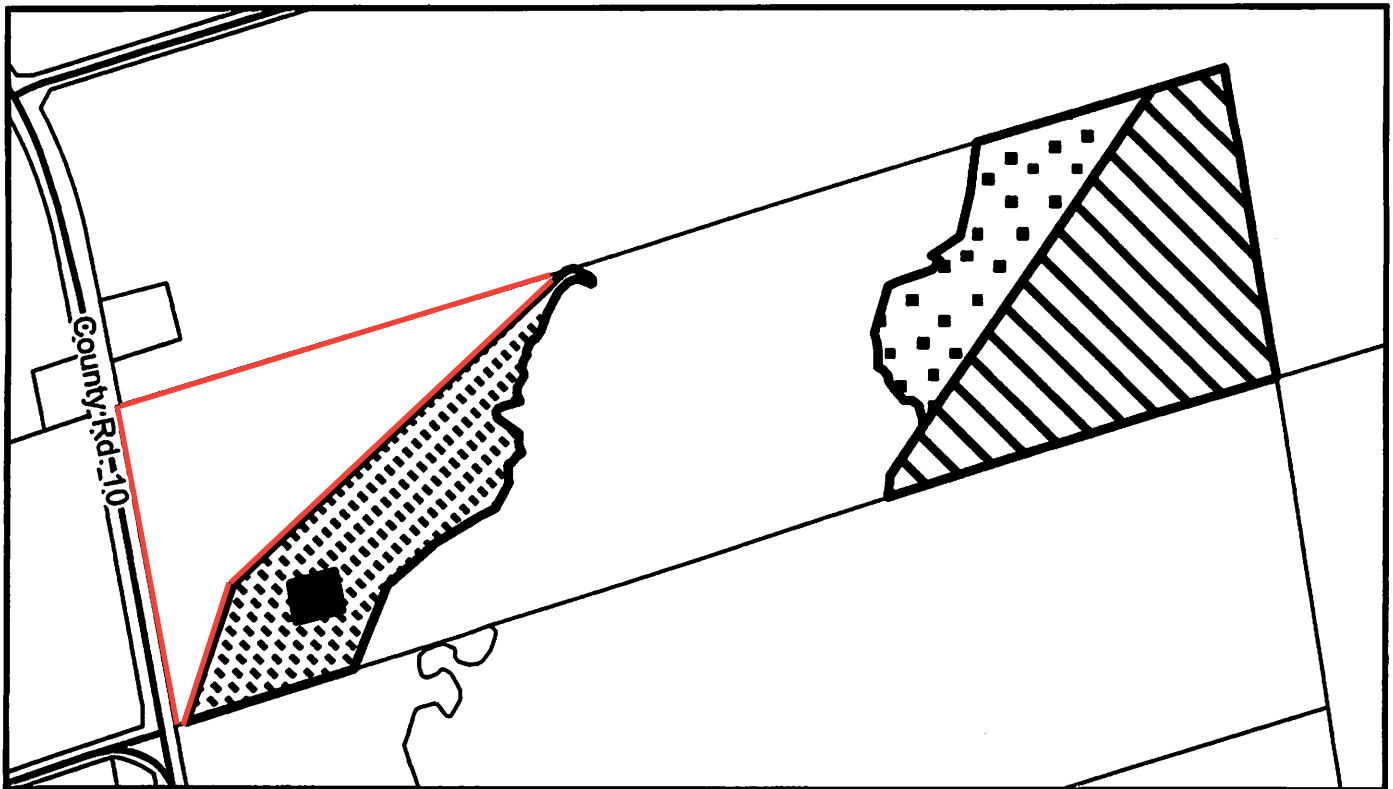
Township of Clearview

OFFICIAL PLAN AMENDMENT SCHEDULE 'A' to OPA No. 2 to the Township of Clearview 2024 Official Plan






passed this 24th day of February, 2025.


Douglas Measures,
Mayor


Sasha Helmkey,
Director of Legislative Services/Municipal Clerk



Lands to be redesignated from:

-  Waste Management Industrial to Agricultural - Exception
-  Greenland - Natural Heritage Area to Agricultural - Exception
-  Greenland - Natural Heritage Area to Agricultural - Exception
-  Agricultural to Agricultural - Exception
-  Agricultural to Agricultural - Exception



1:7,500
0 50 100 200 300 400 Metres

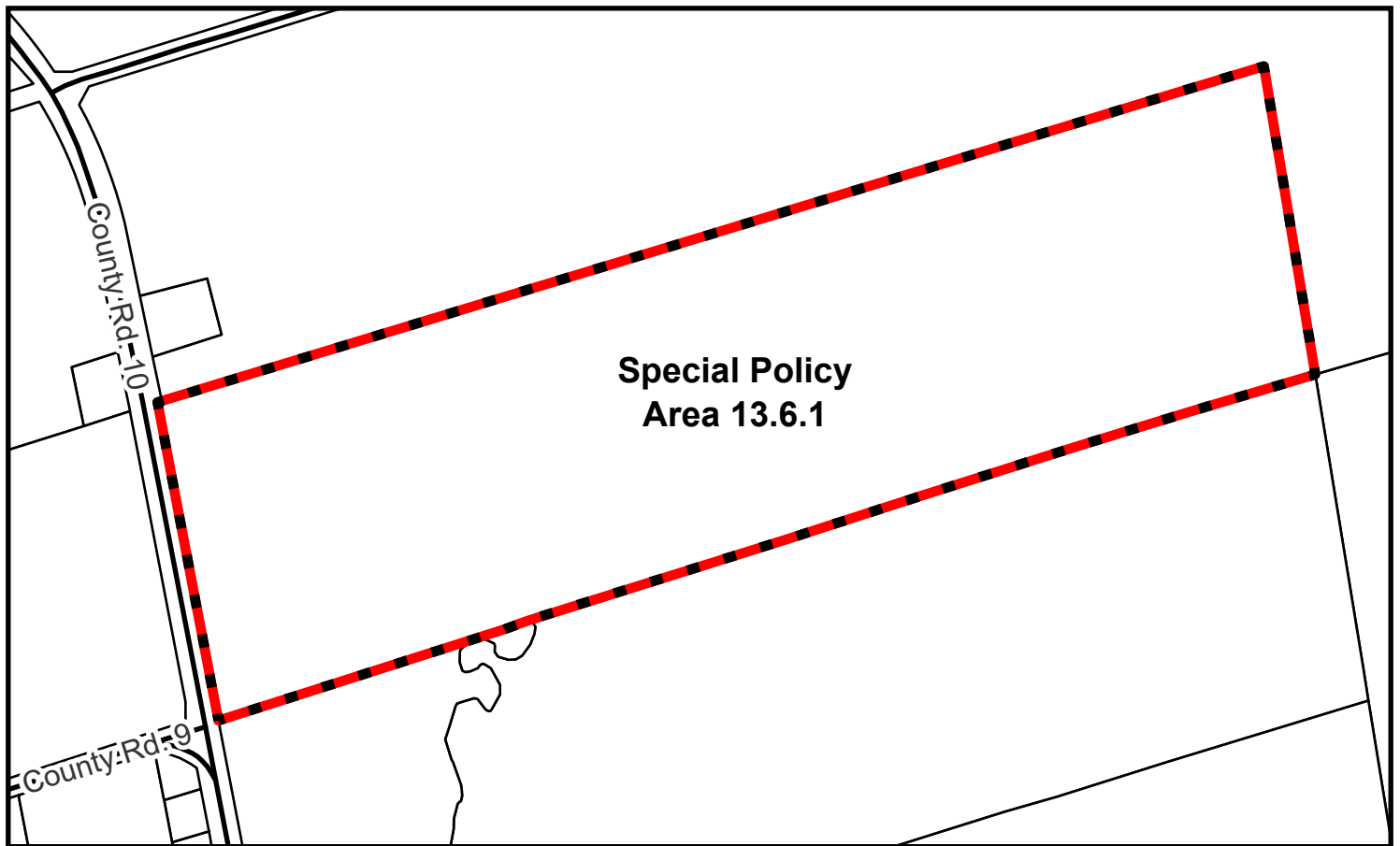
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OFFICIAL PLAN AMENDMENT
Schedule 'B' to OPA No. 2
to the Township of Clearview 2024 Official Plan

passed this _____ day of _____, 2025.

Douglas Measures,
Mayor

Sasha HelmKay,
Director of Legislative Services/Municipal Clerk



 **Special Policy Area 13.6.1**



1:7,500

0 50 100 200 300 400
Metres

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 - Amends applicable Schedules to the Official Plan to reflect the land use designations on the subject lands.

The effect of the amendment is to facilitate the expansion of an existing Transfer Storage Lagoon operation, including 10 new lagoons, a 'Hauled Sewage Receiving Area' building, operations shop, and other accessory uses and buildings.

OPA No. 2 to the Clearview 2024 Official Plan

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Item 1: Schedule Changes

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- b) That the lands be added as a Private Waste Management Facility to the Waste Management Sites in 'Schedule F', and that the appropriate Assessment Area applies;
- c) That the subject lands as shown in 'Schedule A', which is attached hereto and forms part of this amendment, re-designates the lands and amends Schedule 'B' of OP2024, more particularly described in Schedule 'B-8' the Land Use Plan for New Lowell, are redesignated as follows:

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Agricultural Fields	'Greenland - Natural Heritage Areas' and 'Agricultural'	'Agricultural – Exception'
Special Liquid Waste Storage and Transfer (OPA 5 2001)	'Waste Management Industrial'	'Agricultural - Exception'

Item 2: Altered Policy Wording as 'Specific Policy 13.6.1'

- a) That Section 13.6 Area 6: Southeast Clearview be amended to include a new subsection 'Specific Policy Area 13.6.1' as follows:

"13.6.1 Region of Huronia Lands

The lands identified as "**Specific Policy Area 13.6.1**" on Schedule SP-6 to this Official Plan, being those lands described legally as Concession 4 South ½ Lot 21 ESR (former Sunnidale), and known municipally as 10367 County Road 10, as shown on 'Schedule B' attached hereto, shall be subject to the following policies, in addition to all other applicable policies of this Official Plan:

- 1. In the Agricultural-Exception designation, the following uses are permitted as non-agricultural uses:

- a. A Transfer Storage Lagoon consisting of nineteen storage ponds on the east side of Coates Creek.
 - b. Accessory uses in conjunction with the Transfer Storage Lagoon including:
 - i. Hauled Sewage Receiving Station
 - ii. Operations Shop
 - iii. Outdoor Equipment Storage and Truck Parking
 - iv. Fuel Storage
2. The cumulative area of the lot that may be occupied by all buildings and structures accessory to the transfer storage lagoons shall not exceed approximately 5% of the lands subject to this Specific Policy Area.
3. The policies of this section shall be implemented through the preparation of implementing zoning criteria which, in addition to the above, shall include a definition of Transfer Storage Lagoon and the size/area of the above accessory uses.

Attachments

Schedule 'A' Map illustrating amended land use designations for Official Plan Amendment No. 2 to the Township of Clearview 2024 Official Plan

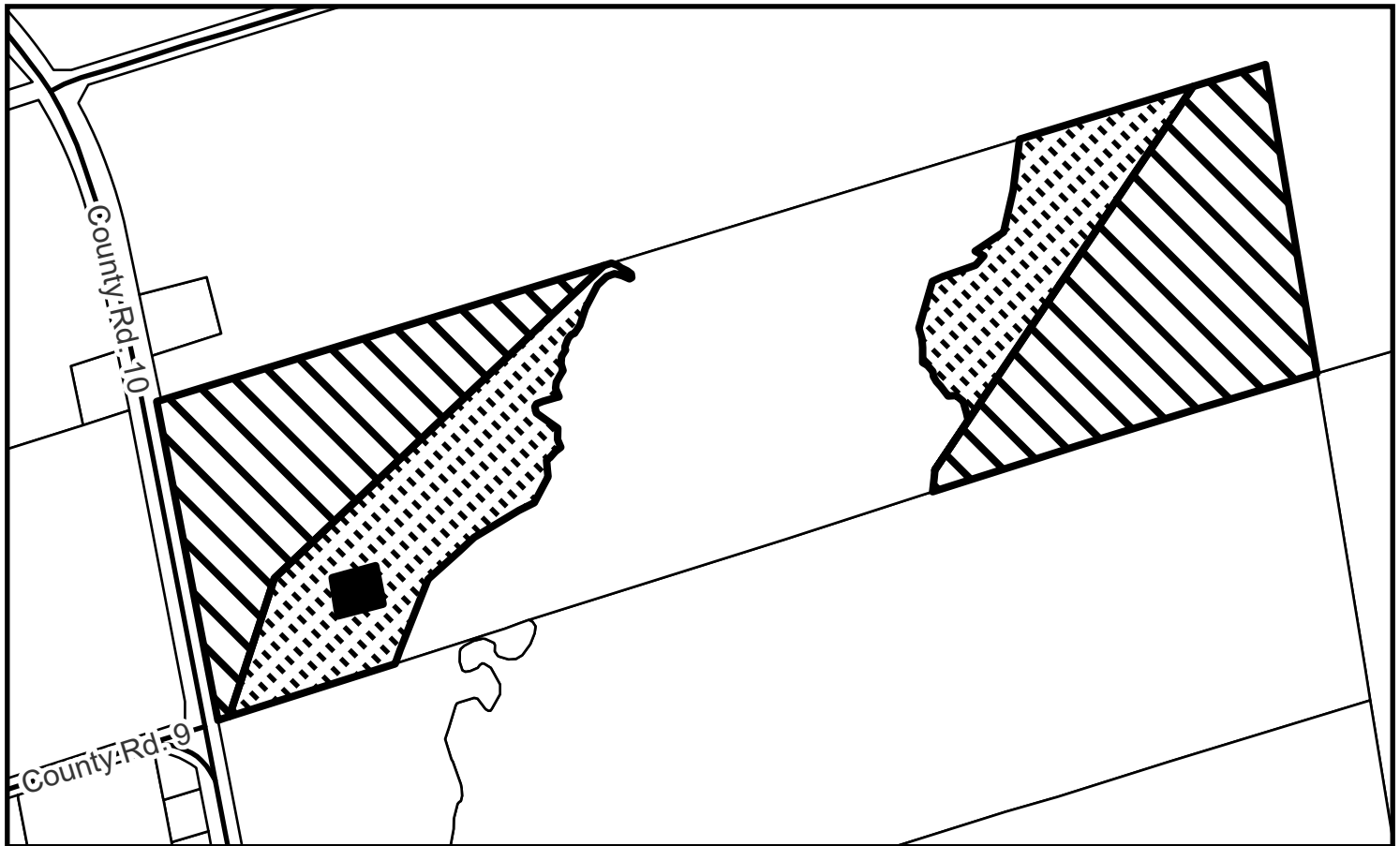
Schedule 'B' Map illustrating amended Specific Policy Area Schedule SP-6 for Official Plan Amendment No. 2 to the Township of Clearview 2024 Official Plan

**OFFICIAL PLAN AMENDMENT
Schedule 'A' to OPA No. 2
to the Township of Clearview 2024 Official Plan**

passed this _____ day of _____, 2025.

Douglas Measures,
Mayor

Sasha HelmKay,
Director of Legislative Services/Municipal Clerk



Lands to be redesignated from:



Waste Management Industrial to Agricultural Exception



Greenland - Natural Heritage Area to Agricultural Exception



Agricultural to Agricultural Exception



1:7,500

0 50 100 200 300 400 Metres

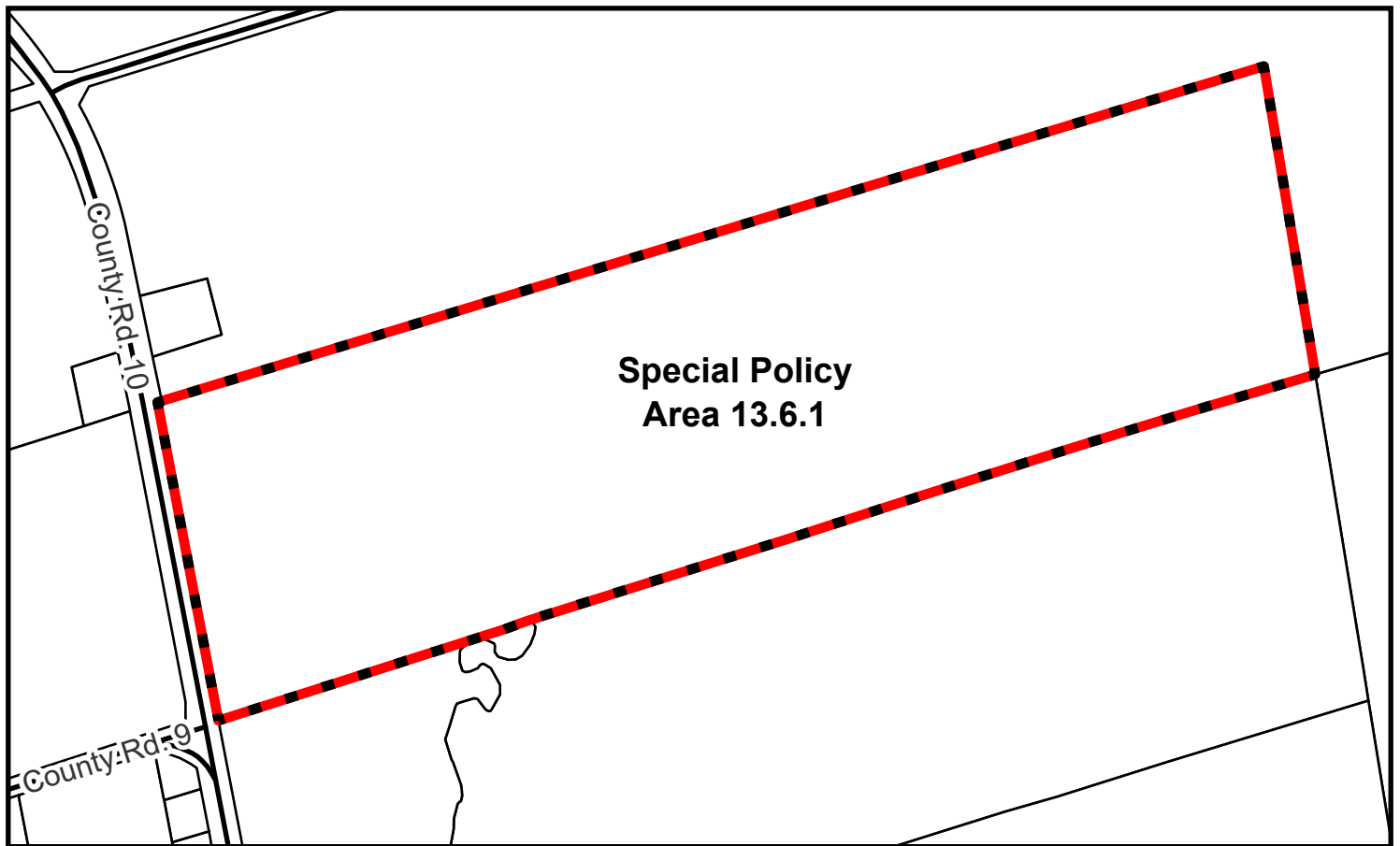
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OFFICIAL PLAN AMENDMENT
Schedule 'B' to OPA No. 2
to the Township of Clearview 2024 Official Plan

passed this _____ day of _____, 2025.

Douglas Measures,
Mayor

Sasha HelmKay,
Director of Legislative Services/Municipal Clerk



 **Special Policy Area 13.6.1**



1:7,500

0 50 100 200 300 400
Metres

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